

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Karen Thomas, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: July 7, 2015
SUBJECT: BZA Case 19042 - 4275 6th Street S.E.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following:

- § 405.1 Side Yard (8 feet required, 7 feet proposed)

Subject to the following conditions, as agreed to by the applicant and shown on amended plans:

1. Improvement to the landscaping and privacy screening for the property, including replacement of the stockade fencing (north and south) with metal fencing and evergreen shrubbery up to 42 inches tall planted along the fencing; and
2. Installation/Planting of a fast growing shade tree in the rear yard to reduce the heat effect to the home, consistent with the District's Urban Forestry tree guidelines.

II. LOCATION AND SITE DESCRIPTION

Address	4275 6 th Street SE
Legal Description	Square 6207, Lot0048
Ward	8 ANC 8D
Lot Characteristics	Flat, irregularly shaped lot, with rear alley access.
Zoning	The R-5-A District permits all types of low density urban residential development, if they conform to height, density and area requirements for the residence districts of the Zoning Regulations.
Existing Development	Currently, the lot is vacant.
Adjacent Properties	The lot abuts a 16-foot wide alley to the south and rear and to the north, attached low-density apartment buildings or single-family flats.
Surrounding Neighborhood Character	The neighborhood is primarily comprised of two- and three-story low-density apartment buildings.

III. APPLICATION-IN-BRIEF

The applicant proposes to develop a two-story, single-family detached home on the existing vacant lot at 4274 6th Street S.E.

IV. ZONING REQUIREMENTS and RELIEF REQUESTED

R-5-A Zone	Regulation	Existing	Proposed	Relief
Height § 400	40 ft. max. 3 stories	Undeveloped	21.5 ft.; 2 stories	None required
Lot Width § 401	None prescribed	33 ft.	33 ft.	None required
Lot Area § 401	None prescribed	2,800 sf	2,800 sf	None required
Floor Area Ratio § 402	0.9	Undeveloped	0.55	None required
Lot Occupancy § 403	40 % max.	Undeveloped	27.6 %	None required
Rear Yard § 404	20 ft. min.	Undeveloped	25 ft.	None required
Side Yard § 405	8 ft. min.	Undeveloped	7 ft.	Required
Parking § 2101	1 per du	Undeveloped	1 space	None required

V. OFFICE OF PLANNING ANALYSIS

a. Variance Relief from § 405

i. Exceptional Situation Resulting in a Practical Difficulty

The proposed side yards are 7 feet wide, where the minimum required is 8 feet. The lot is a single lot, which abuts an alley to the south and row dwellings to the north. The lot is 33 feet wide and the proposed home would be 19 feet in width. It would be a practical difficulty to satisfy the required side yard by the reducing the width of the home and provide for the code required bedroom sizes and the standard core functions of the building, including the stair and door widths.

ii. No Substantial Detriment to the Public Good

There should be no substantial detriment to the public good, as there would be no loss of light or air to any development where the lot abuts the alley. The residence to the north does not have windows at the south elevation and there would be an effective separation of more than 8 feet between the south elevation of that row home and the north elevation of the proposed home. Further, the proposed development would not extend beyond the rear wall of the existing rows to the north. Therefore, light and air should not be adversely impacted to the immediate residence to the north.

iii. No Substantial Harm to the Zoning Regulations

There should be no substantial harm to the regulations, since all other zoning requirements would be satisfied for this development.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

The District Department of Transportation's report submitted as Exhibit # 18 (06/26/2015), concluded no adverse impacts to the travel conditions of the District's transportation network.

VII. COMMUNITY COMMENTS

No comments from adjacent neighbors or the ANC 8D were noted in the public record at the writing of this report.

VIII. OP COMMENTS

OP recommends approval of the requested variance relief, but also discussed conditions of approval with the applicant, who agreed to amend the site plan as follows:

1. Improvement to the landscaping and privacy screening for the property, including replacement of the stockade fencing (north and south) with metal fencing and evergreen shrubbery up to 42 inches tall planted along the fencing; and
2. Installation/Planting of a fast growing shade tree in the rear yard to reduce the heat effect to the home, consistent with the District's Urban Forestry's tree guidelines.

Attachment:

Location Map

Amended Plans as at 7/1/2015



